

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, January 6, 2006 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-341** Application of **Gene Fink** for a variance from the zoning regulations to 1) reduce the north side yard setback from the required 20 feet to 12.8 feet and 2) reduce the south side yard setback from the required 20 feet to 7 feet, for construction of a duplex. The property is located at **275 WEST WIEUCA ROAD N.E.**, fronts 70 feet on the west side of West Wieuca Road and begins 615 east of the southeastern corner of West Wieuca Road and Roswell Road. Zoned R-LC (Residential-Limited Commercial) District. Land lot 95 of the 17th District, Fulton County, Georgia.
Owner: Urban Communities
Council District 7, NPU-B
- V-05-342** Application of **Allen L. Broughton** for a variance from the zoning regulations to reduce the north side yard setback from the required 20 feet to 7 feet for construction of a duplex. The property is located at **305 WEST WIEUCA ROAD N.E.**, fronts 65 feet on the south side of West Wieuca Road and begins 811 feet southeast of the southern corner of West Wieuca Road and Roswell Road. Zoned RLC-C (Residential-Limited Commercial-Conditional) District. Land Lot 95 of the 17th District, Fulton County, Georgia.
Owner: Allen L. Broughton
Council District 7, NPU-B
- V-05-345** Application of **Charles Bittick** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 4.3 feet for a second story addition to an existing single-family house. The property is located at **1055 NORTH VIRGINIA AVENUE N.E.**, fronts 50 feet on the west side of North Virginia Avenue and begins 100 south of the southeastern corner of North Virginia Avenue and Stillwood Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Charles Bittick
Council District 6, NPU-F
- V-05-346** Application of **Ramin Mohagieghi** for a variance from the zoning regulations to allow for an accessory structure (i.e., a garage) to project in front of the principal structure (i.e., the house). The property is located at **1375 PEACHTREE BATTLE AVENUE N.E.**, fronts 140 feet on the east side Peachtree Battle Avenue and begins 219 feet north of the northwestern corner of Peachtree Battle Avenue and Dobbs Circle. Zoned R-3 (Single-Family Residential) District. Land Lot 195 of the 17th District, Fulton County, Georgia.
Owner: Ramin Mohagieghi
Council District 8, NPU-C

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- V-05-347** Application of **Richard Dooley** for a variance from the zoning regulations to 1) reduce the west side yard setback from the required 7 feet to 3 feet and 2) to reduce the rear yard setback from the required 15 feet to 5 feet for construction of a detached garage. The property is located at **699 CUMBERLAND ROAD N.E.**, fronts 60 feet on the south side of Cumberland Road and begins 155 feet west of the southwestern corner of Cumberland Road and McCoy Street. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Kathy Payne
Council District 6, NPU-F
- V-05-359** Application of **Marletta Henry** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17.6 feet to 12.6 feet for a single-family house. The property is located at **411 DEERING ROAD N.W.**, fronts 52.5 feet on the north side of Deering Road and begins on the northwestern corner of Deering Road and Steele Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 147 of the 17th District, Fulton County, Georgia.
Owner: Marlon Row
Council District 8, NPU-E
- V-05-364** Application of **Matt Hoots** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 5 feet to allow for addition and remodeling of a two car garage for an existing single-family house. The property is located at **1022 State Street N.W.**, fronts 43 feet on the west side of State Street and begins 43 feet south of the southwestern corner of Calhoun Street and State Street. Zoned R4-A (Single-Family Residential) District. Land Lot 149 of the 17th District, Fulton County, Georgia.
Owner: Brandon Rhodes
Council District 3, NPU-E

DEFERRED CASES

- V-05-150** Application of **Adam Jones** for a variance from the zoning regulations to 1) reduce the half- depth front yard setback from the required 15 feet to 3 feet and 2) reduce the west side yard setback from the required 7 feet to 3 feet for construction of a single-family house. The property is located at **961 WYLIE STREET S.E.**, fronts 28 feet on the south side of Wylie Street, and begins on the southwestern corner of Wylie Street and Webster Street. Zoned R-5 (Single-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Benjamin D. West

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Council District 5, NPU-N

- V-05-260** Application of **Alfonso McAfee** for special exceptions from the zoning regulations to 1) reduce on-site parking from the required 31 spaces to 4 spaces and 2) allow off-site parking within 500 feet of the primary use, and 3) a variance from the zoning regulations for a driveway in the transitional rear yard setback, all to allow conversion of a commercial building for use as a restaurant. The property is located at **301 14TH STREET N.W.**, fronts 48 feet on the north side of 14th Street, and begins 49 feet west of the northwestern corner of Francis Street and 14th Street. Zoned C-2 (Commercial Service) District. Land Lot 108 of the 17th District, Fulton County, Georgia.

Owner: Hoa Thanh Hoang

Council District 2, NPU-E

- V-05-303** Application of **John W. Wilcox** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 25 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 10 feet, 3) reduce the south side yard setback from the required 10 feet to 7 feet, and 5) a special exception from the zoning regulations to allow a 6-foot high wall in the required front yard. The property is located at **1330,1336 & 1340 PIEDMONT AVENUE N.E.**, fronts 192 feet on the west side of Piedmont Avenue, and begins on the southwestern corner of Piedmont Avenue and The Prado. Zoned RG-3 (Residential General Sector-3 Regulations) District. Land Lot 55 of the 17th District, Fulton County, Georgia.

Owner: Fountain View Holdings, L.P.

Council District 6, NPU-E